

**MINUTES OF A MEETING OF THE
RAINHAM & WENNINGTON AND SOUTH HORNCURCH WORKING PARTY
Council Chamber - Town Hall
17 October 2017 (6.30 - 8.00 pm)**

Present:

COUNCILLORS

Conservative Group Jason Frost and +Robby Misir

Residents' Group Reg Whitney

UKIP Group Phil Martin

Independent Residents Group Michael Deon Burton (Chairman)

An apology for absence was received from Councillor Osman Dervish.

+Substitute members: Councillor Robby Misir (for Osman Dervish).

Also present were Councillors Robert Benham, John Crowder, Philippa Crowder, Wendy Brice-Thompson, Frederick Thompson, Ron Ower, Linda Hawthorn, Graham Williamson and David Durant
All decisions were taken with no votes against.

The Chairman reminded Members of the action to be taken in an emergency.

32 MINUTES

The minutes of the meeting held on 16 May 2017 were agreed as a correct record with the exception of Councillor Ron Ower not showing as being present and signed by the Chairman.

33 BEAM PARK PLANNING APPLICATION - PRESENTATION FROM APPLICANT

The presentation was to inform the Working Party on the planning application for development of the Beam Park site in Rainham.

Present were representatives of both Countryside and London & Quadrant.

The presentation outlined that the Beam Park development would be completed in eight phases starting in 2018 and finishing in 2030.

Highlights of the presentation included:

Car parking

In total, the London Borough of Havering would have approximately 733 new homes with 324 car parking spaces. This equated to the provision of 44% car parking for new homes. Homes closest to the station would see fewer parking spaces reflecting the improved public transport provided by the train station and bus routes, whilst the London Borough of Havering homes towards the new park would see parking of 61%.

Heights

In the area surrounding the new Beam Park Railway Station the building heights varied between six and nine storeys. The new primary school and buildings closest to the new Beam Park recreation space would be three storeys and the majority of buildings along the A1306 ranged between five and six storeys.

Medical centre

The new medical centre would be located near the station square within the London Borough of Havering and would be easily accessible from the new railway station and bus routes.

Delivery of station

The new Beam Park Railway Station would run on the C2C line between Dagenham Dock and Rainham Station. Alongside Beam Park Railway Station, Station Square would provide new commercial opportunities including shops and restaurants. The railway station was due to be completed by December 2020.

Marketing to local people

Countryside and L&Q would promote the site in local papers,, on the signage surrounding the site and various online platforms. Beam Park would provide new homes, a school, a railway station, a medical centre, recreation and commercial space in the London Borough of Havering and would create a destination for all current and future local residents.

Schools

Beam Park would provide two primary schools, one in the London Borough of Havering and one in the London Borough of Barking & Dagenham. The two primary schools could provide places for a total of 1,260 pupils. The two new primary schools would be in addition to the new nursery in the London Borough of Havering.

Beam Park

A new central park located adjacent to the Beam River would become a focal point for the community and provide 3.5ha of open green space for play and leisure. It was envisaged that the management of the park would be undertaken by the Land Trust.

Members were advised that determination of full and hybrid planning applications would take place in December 2017.

During the debate Members discussed the facilities that were proposed.

There was a consensus by Members that the proposals did not allow for sufficient parking for residents and storey heights of the blocks were higher than what had been previously discussed during public consultations.

Members also sought and received clarification on the details of the central energy centre.

Members also received clarification on the CCTV arrangements for the development and whether Havering residents would have first priority on nomination rights for the residential properties.

34 **MINERAL EXTRACTION UPDATE**

The report before the Working Party gave an update on mineral extraction and landfill/land-raising projects in Rainham & Wennington and South Hornchurch.

The working Party considered the report and **noted** its contents.

Chairman